BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

198 Barcroft Park, Newry, Co. Down, BT35 8ER



Guide Price £100,000

108 Hill Street, Newry, County Down, BT34 1BT | Tel: 02830266811 WWW.BESTPROPERTYSERVICES.COM

This two bedroom end terrace home offers an excellent opportunity for first time buyers, investors, or those looking to create a home to their own taste. The property provides spacious accommodation and great potential to add value.

The ground floor comprises an entrance hall with under stair storage, lounge and kitchen. Upstairs there are two well proportioned bedrooms and a shower room. The property also benefits from a floored attic, providing useful additional storage space.

Additional benefits include oil fired central heating, double glazing, and gardens to the front and rear. The enclosed rear garden features a timber and block built shed.

- END TERRACE TWO BEDROOM HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen
- First Floor Accommodation: Two Bedrooms, Bathroom.
- Oil Fired Central Heating. Double Glazing.
- Gardens to the front, enclosed rear garden with timber and block built shed.





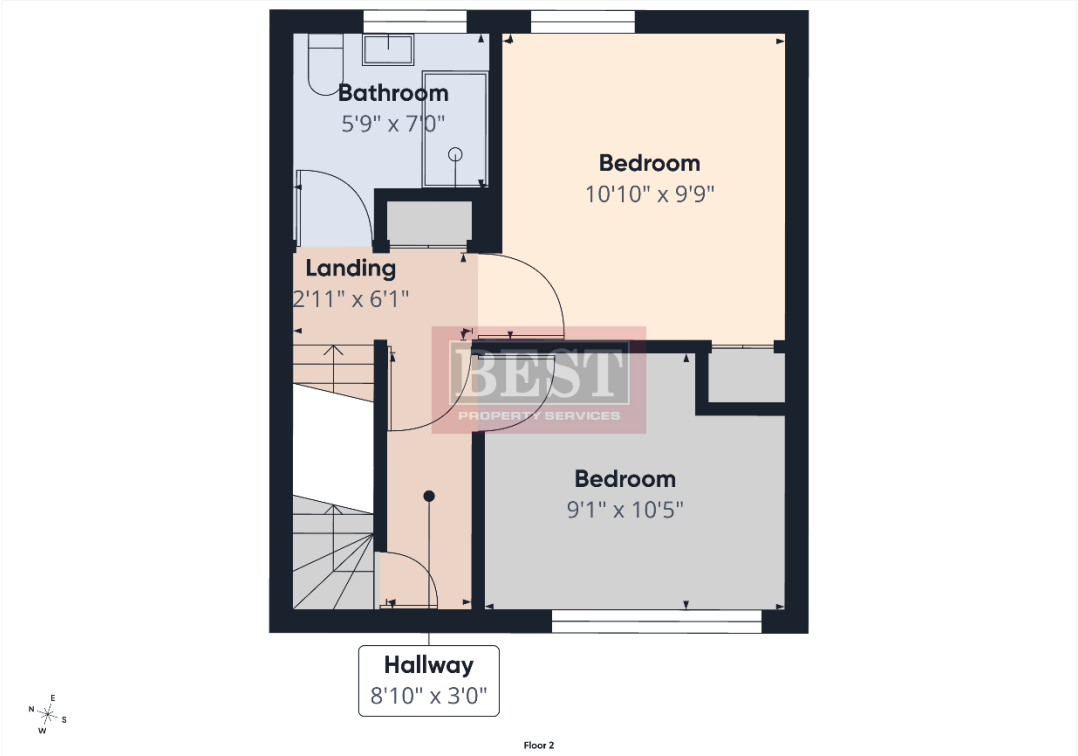




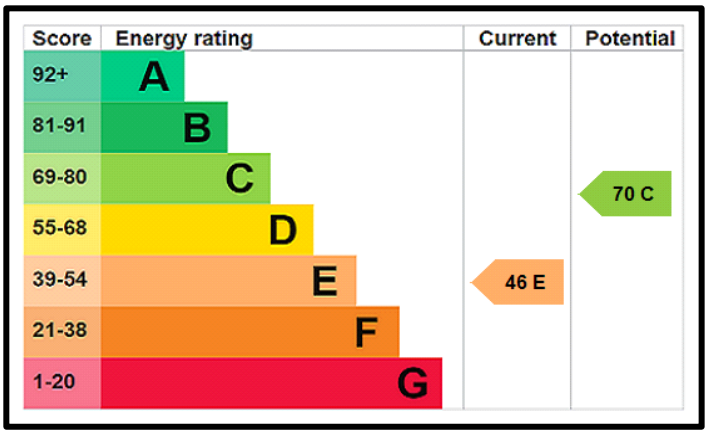

BEST

Floorplan


Kitchen
7'9" x 17'0"
Hallway
11'10" x 6'0"
Living Room
11'10" x 10'9"
BEST
PROPERTY SERVICES
N
E
S
W
Floor 1


Bathroom
5'9" x 7'0"
Bedroom
10'10" x 9'9"
Landing
2'11" x 6'1"
Bedroom
9'1" x 10'5"
Hallway
8'10" x 3'0"
BEST
PROPERTY SERVICES
N
E
S
W
Floor 2

Energy Performance Certificate



Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for

BEST
PROPERTY SERVICES

We're on Facebook
@_BESTproperty

Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com